RESOLUTION

04- R -0539

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY COMMUNITY VILLAGE AND RHA HOUSING, INC., TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE CONSTITUTION AVENUE APARTMENTS, A 168-UNIT MULTI-FAMILY, MIXED-INCOME COMMUNITY TO BE LOCATED AT 2120 FORREST PARK ROAD; ATLANTA; AND FOR OTHER PURPOSES.

WHEREAS, Community Village, Inc and RHA Housing, Inc is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Constitution Avenue Apartments, a 168-unit Multi-Family, Mixed-Income community to be located at 2120 Forrest Park Road: Atlanta; and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the site of the proposed Constitution Avenue Apartments, is located within census tract 71.00; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit – Z has reviewed and endorsed the aforementioned application; and

WHEREAS, the City Council wishes to endorse the aforementioned application by the Community Village, Inc and RHA Housing, Inc.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:

<u>Section 1</u>. The City Council hereby endorses the application by the Community Village, Inc and RHA Housing, Inc, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Constitution Avenue Apartments.

A true conv

honka Daughin Johnson

ADOPTED as amended by Council APPROVED by the Mayor

April 19, 2004 April 27, 2004



Exhibit A Project Description

CONSTITUTION AVENUE APARTMENTS

The project is located at 2120 Forrest Park Road and will consist of multi-family apartments. Constitution Avenue will be a mixed income community with 168 total units.

Street Address: 2120 Forrest Park Road

Number of Units: 168

Number of Buildings: 8 buildings

Construction type: New Construction.

Unit Mix: 126 2BR @ 1,005 sq. ft.

42 3 BR @ 1,200 sq. ft.

Income Mix: 36 units Market Rate (no income restrictions)

81 units Affordable Housing (60% AMI or Lower)

51 units Public Housing

Zoned: RG-3 (Residential General/Sector 3 District)

Common Ground Amenities: Leasing Office/Clubhouse

Community Room

Cardiovascular Fitness Center

Fitness room Weight room Computer Room Community Laundry Swimming Pool

Playground

Unit Amenities: Washer/Dryer Hook ups

Whirlpool Appliances (Dishwasher, Refrigerator, Stove)

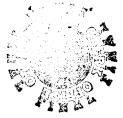
Trash Compactor

Energy efficient central heat and air

Construction Start Date: June 2005

EXHIBIT B CONSTITUTION AVENUE APARTMENTS PUBLIC HOUSING TAX EXEMPTION ANALYSIS

\$1,000 Adjustment for Millage \$3,860,200 Present Millage Rate \$45 First Year Taxes \$172,358 Total number of units \$168 Annual Taxes Per Unit \$1,026 Public Housing Units \$51,026 Public Housing Tax Exemption Year 1 \$52,323 Year 2 Tax Exemption \$53,369 Year 3 Tax Exemption \$54,437 Year 4 Tax Exemption \$55,526 Year 5 Tax Exemption \$56,636 Year 6 Tax Exemption \$56,636 Year 7 Tax Exemption \$58,924 Year 8 Tax Exemption \$60,103 Year 10 Tax Exemption \$60,103 Year 10 Tax Exemption \$66,358 Year 11 Tax Exemption \$66,358 Year 12 Tax Exemption \$66,358 Year 14 Tax Exemption \$66,358 Year 15 Tax Exemption \$66,358 Year 17 Tax Exemption \$66,358 Year 18 Tax Exemption \$66,358 Year 18 Tax Exemption \$66,358 Year 18 Tax Exemption \$66,359 Year 19 Tax Exemption \$69,039 Year 10 Tax Exemption \$70,420 Year 17 Tax Exemption \$70,420 Year 18 Tax Exemption \$70,420 Year 19 Tax Exemption \$70,420 Year 19 Tax Exemption \$70,420 Year 19 Tax Exemption \$70,420 Year 20 Tax Exemption \$70,420 Year 21 Tax Exemption \$70,420 Year 22 Tax Exemption \$70,420 Year 23 Tax Exemption \$70,420 Year 24 Tax Exemption \$70,420 Year 25 Tax Exemption \$70,420 Year 27 Tax Exemption \$70,420 Year 28 Tax Exemption \$88,841 Year 29 Tax Exemption \$88,930 Year 29 Tax Exemption \$88,930 Year 29 Tax Exemption \$88,930 Year 29 Tax Exemption \$89,309 Year 20 Tax Exemption \$89,309 Year 30 Tax Exemption \$9,2917	Property Value (Appraised @ 60% of Cost)	\$	9,650,501
Present Millage Rate	40% Assessment Adjustment	\$	3,860,200
First Year Taxes	\$1,000 Adjustment for Millage	\$	3,860
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3 2,122,641	Total Tax Exemption Over 30 Years	\$	2,122,641



THOMASVILLE HEIGHTS CIVIC LEAGUE, INC. P.O. BOX 150508 ATLANTA, GEORGIA 30315 (404)627-8409

March 4, 2004

Mrs. R. J. Fann Neighborhood Planning Unit Z Atlanta, Georgia

Dear Mrs. Fann:

The Thomasville Heights Civic League, Inc. and the Norwood Manor Civic Association met on Thursday, February 26, 2003, 7:00, at the Thomasville Heights Recreation Center, in accordance with the motion that was made at the Neighborhood Planning Unit-Z (NPU-Z) monthly meeting on Monday, February 23, 2004, which stated that the two groups meet to discuss the development of the projects Youth, Inc (Mr. Larry Teen) and Columbia Residential Properties (Mr. Noel Khalil) to come to a consensus. After which forward a letter to NPU-Z, Mrs. R. J. Fann, by March 4, 2004, to be forwarded to the Zoning Review Board (ZRB) meeting, with the vote of both communities on the outcome of the meeting.

The President of the Thomasville Heights Civic League, Inc., Ms. Lois Wheat, asked Mr. Michael Fears, President of the Norwood Manor Civic Association to open the meeting for discussion and he stated that he was not representing the Norwood Manor Civic Association and there would not be a meeting because the developers were not present. Ms Wheat stated that they were not required to be there in accordance with Mrs. Fann and he stated that Mrs. Fann said they were to be in attendance at the meeting. However, Ms. Wheat stated that she did invite Mr. Teen and Mr. Khalil, because she felt Mr. Fears would bring up some concern or issue and felt it would be necessary for them to be in attendance. At which time, Mr. Teen entered the room and made his presentation to the community, followed by Mr. Khalil.



Mr. Fears questions were surrounded specifically by environmental problems of the property, which Mr. Khalil informed him that there are governmental and city regulatory guidelines that must be followed prior to building anything on the land. Also, explained to Mr. Fears that their lenders would not lend them funds for this project knowing that this land had environmental problems. Another resident of the Norwood Manor Civic Association stated that she had a concern that an original presentation was brought to their Association about an Academy only and nothing was mention about Apartments, and now they hear about apartments. Mr. Khalil stated that they were not aware that they had to come to both the Norwood Manor Civic Association and the Thomasville Heights Civic League, Inc., for approval.

The President of the Thomasville Heights Civic League asked the Norwood Manor Civic League how they wanted to vote and they didn't vote for or against the project, after a lengthy discussion with the Thomasville Heights Civic League, Inc., and the developers, with a total of 8 members of the Norwood Manor Civic Association present.

A petition was circulated throughout the Thomasville community, in which Ms. Wheat discussed the two projects that were coming into the neighborhood (14 Norwood Manor residents voted for the two projects) (25 Thomasville Heights Civic League, Inc residents voted for the two projects) a total of 39. (Attached) Thomasville Heights Civic League, Inc., had already voted for the approval of the project and stand firmly behind their original vote.

Sincerely,

Lois Wheat President

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Thomasville Heights Civic League, Inc.

ADDRESS

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COMMITTEE AMENDMENT FORM

DATE 3/30/04	
COMMITTEE CD/HR	PAGE#(S)
ORDINANCE#	SECTION(S)
RESOLUTION# 04-R-0539	PARAGRAPH

AMENDMENT:

To attach a letter of support from the Thomasville Heights Civic League, Inc. to the resolution.



(Do Not Write Above This Line)

A RESOLUTION DEVELOPMENT & HUMAN THE COMMUNITY RESOURCES COMMITTEE

RHA HOUSING, INC., TO A RESOLUTION ENDORSING OTHER PURPOSES. ROAD; ATLANTA; AND FOR AT 2120 COMMUNITY TO BE LOCATED APARTMENTS, CREDITS TO CONSTRUCT THE COMMUNITY GEORGIA DEPARTMENT COMMUNITY VILLAGE MULTI-FAMILY, MIXED-INCOME CONSTITUTION LOW-INCOME HOUSING **APPLICATION** FORREST PARK **AFFAIRS** A 168-UNIT **AVENUE** TAX FOR AND HE 유

ADOPTED BY

45/Amended

COUNCIL

Members

Members

O# 07

Other:

MAYOR'S ACTION

·	Referred To:	Date Referred	☐ 1st ADOPT 2nd READ & REFER	☐ ADVERTISE & REFER	☐ REGULAR REPORT REFER	CONSENT REFER	

Refer To

Refer To

S. X

	Action: Fav, Adv, Held (see rev. side)	Action: Fav. Adv. Held (see rev. side)
WUNIOF CLEAN	Chair	Chair
	Date	Date
	Committee	Committee
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COUNCIL PRESIDENT PROTEM		
PR 10 9mm	Members	(a Members Letter
	Action: Fav, Adv, Held (see rev. side) Other:	Fav Adv, Held (see rev. side) Other:
The second secon	Chair	Chair
CERTIFIED	Date	Date 2/3slo4
☑Consent ☐V Vote ☑RC Vote	Committee	JH/65 Committee
□2nd □1st & 2nd □3rd Readings		DateChair
COUNCIL ACTION	ading	First Reading